

Quarterly Neighborhood Conditions Report

West District

Asylum Hill | Blue Hills | Parkville | West End

March 14th, 2014



CITY OF HARTFORD
Pedro E. Segarra, Mayor

Table of Contents

Anti-Blight Ordinance Violation Conditions	Page 3
Definitions	Page 4
Summary of LSNI Anti-Blight Activity	Page 5
Anti-Blight Report by West District Neighborhoods	
• Summary (Asylum Hill, Blue Hills, Parkville, West End)	Page 6
• Properties Receiving Preliminary Notice Letters	Page 7
• Properties Receiving Notice of Violations Letters	Page 8
• Properties Receiving Notice of Citations Letters	Page 9
• Final Lien Inspection Properties	Page 10
• Obtained Properties by COH	Page 11
• Closed Properties	Page 11
• Abated Properties	Page 12

Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Definitions

Summary of Properties – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.
- **Obtained Properties by COH** – properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).
- **Closed Properties** – The property is no longer in the Anti-Blight Process due to new ownership, death of owner, foreclosure/auction, hearing appeal decision etc.

The following acronyms for some of the agencies and terms used in this report:

FA- Forbearance Agreement (new buyer/owner of a blighted property)

Re-Entry- A property re-entered the ABO process due to change in ownership or foreclosure

HRP- Hartford Restoration Project Recipient or Applicant

TDS- Tax Deed Sale

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of LSNI Anti-Blight Activity by District

For the Period of December 13, 2013 – March 14, 2014

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	12	23	10	19	64
Properties Receiving Notice of Violations	10	9	1	7	27
Properties Receiving Cited for Violations	10	10	11	9	40
Final Lien Inspection Properties	20	44	30	18	112
Obtained Properties by COH	0	0	0	0	0
Abated Properties	3	1	0	1	5

Summary of West District Activity by Neighborhood

For the Period of December 13, 2013 – March 14, 2014

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	5	8	3	3	19
Properties Receiving Notice of Violations	3	1	2	1	7
Properties Receiving Cited for Violations	4	1	1	3	9
Final Lien Inspection Properties	3	7	6	2	18
Obtained Properties by COH	0	0	0	0	0
Abated Properties	0	1	0	0	1

Properties Receiving Preliminary Notice Letters

For the Period of December 13, 2013 – March 14, 2014

Properties Receiving Preliminary Notice Letters – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

Property Address		Neighborhood	Date Sent
81	Palm Street*	Blue Hills	10.24.12
189	Sigourney Street*	Asylum Hill	1.24.13
64	E. Burnham Street*	Blue Hills	3.6.13
479	Farmington Avenue	West End	4.29.13
45	Bartholomew Avenue	Parkville	8.15.13
92	Prospect Avenue	Parkville	8.15.13
608	Blue Hills Avenue*	Blue Hills	8.15.13
201	South Whitney Street*	West End	8.15.13
153	Westbourne Parkway	Blue Hills	12.12.13
282	Laurel Street	Asylum Hill	12.12.13
34	Rose Street	Parkville	12.12.13
375	Blue Hills Avenue	Blue Hills	12.12.13
293	Farmington Avenue	Asylum Hill	12.12.13
248	Sisson Avenue	West End	12.12.13
54	W. Morningside Street (HRP & new owner)	Blue Hills	2.11.14
47	E. Morningside Street (HRP)	Blue Hills	2.11.14
176	Sargeant Street	Asylum Hill	2.11.14
145	Ridgefield Street (HRP)	Blue Hills	2.11.14
16	Marshall Street (HRP & potential new owner)	Asylum Hill	3.19.14

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

For the Period of December 13, 2013 – March 14, 2014

Properties Receiving Notice of Violations – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

Properties Receiving Notice of Citation Letters

For the Period of December 13, 2013 – March 14, 2014

Properties Receiving Notice of Citations – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

Property Address		Neighborhood	Date Sent
154	Francis Avenue	Parkville	8.5.13
127	Whitney Street	West End	1.14.13
194	South Whitney Street (HRP)	West End	1.14.13
2	Regent Street (HRP)	West End	4.24.13
49	Pershing Street (Forbearance & new owner)	Blue Hills	8.16.12
15	Townley Street (Forbearance & new owner)	Asylum Hill	8.22.12
17	Townley Street (Forbearance & new owner)	Asylum Hill	5.31.12
335	Laurel Street (new owner)	Asylum Hill	5.8.12
267	Farmington Avenue (contract a seller to market the property)	Asylum Hill	12.13.12

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

Final Lien Inspection Properties

For the Period of December 13, 2013 – March 14, 2014

Final Lien Inspection Properties – properties are in the process of being closed out of an open case in order to move towards legal action.

Property Address		Neighborhood	Notes
26	Chatham Street	Blue Hills	10.17.12
23	Sargeant Street	Asylum Hill	12.10.12
56	W. Morningside Street	Blue Hills	3.8.13
26	Gray Street	West End	12.10.12
181	Sisson Avenue	West End	3.11.13
169	Bartholomew Avenue	Parkville	4.2.13
262	Palm Street	Blue Hills	6.18.13
99/101	Amity Street	Parkville	6.18.13
28	Gillett Street	Asylum Hill	7.27.13
363	Blue Hills Avenue	Blue Hills	7.27.13
33	Newton Street	Parkville	7.27.13
72	James Street	Parkville	7.30.13
79	Lebanon Street	Blue Hills	11.18.13
38	Burnham Street	Blue Hills	11.18.13
43	Niles Street	Asylum Hill	11.19.13
26	New Park Avenue	Parkville	11.25.13
23	Burnham Street	Blue Hills	2.20.14
160	Bartholomew Avenue	Parkville	2.25.14

Obtained Properties by the City

For the Period of December 13, 2013 – March 14, 2014

Obtained Properties by COH – properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).

Property Address		Neighborhood	Notes
n/a	n/a	n/a	n/a

Closed Properties

For the Period of December 13, 2013 – March 14, 2014

Closed Properties – The property is no longer in the Anti-Blight Process due to new ownership, death of owner, foreclosure/auction, hearing appeal decision etc.

Property Address		Neighborhood	Notes
n/a	n/a	n/a	n/a

Abated Properties

For the Period of December 13, 2013 – March 14, 2014

Abated- All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
188	Palm Street	Blue Hills	2.27.14

188 Palm Street



Before



After